(b) whether Government propose to set up committee to go into the entire functioning of DDA to make it an instrument of social justice in providing suitable accommodation to the general public?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) The public response to the Janvani programme on housing problems held on 18.6.85 was overwhelming and some of the letters received from public alleged corruption prevailing in DDA.

The DDA has taken a number of steps to contain corruption and check malpractices some of the steps are:

(i) Heads of Department have been advised to fix regular visiting hours to meet the public. The VC is also freely available to the public.

(ii) The procedures in the sensitive branches is streamlined to cut out delays.

(iii) It is being ensured that sensitive seats are not manned by officials of doubtful integrity and suspected antecedents.

(iv) Surprise inspections are being made by the Vigilance Branch in the office and at work sites of the Engineering and Horticulture Departments and action has been taken against the erring officials.

(v) A system for regular inspections of branches has been devised, under which the inspection of each sensitive public dealing branch is made with a view to identify the cases of delay, rate of disposal irritants and bottleneck etc. and remedial action taken.

(vi) The system for providing overtime allowance has been regulated to avoid misuse of this facility.

(vii) Two committees have been constituted to ensure timely disposal and periodic monitoring of references, requests and applications received from the public.

(viii) Disciplinary action has been initiated against engineering officials where the work has been found sub-Standard.

(b) No, Sir, keeping in view (a) above.

Proper maintenance of lawns and playgrounds in DIZ area, New Delhi

3283. SHRI RAFIQE ALAM: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that lawns and playgrounds in DIZ area of Gole Market, New Delhi, particularly J, K and H blocks are not maintained properly by the concerned authorities;

(b) whether it is a also a fact that the Central Public Works Department enquiry offices in the DIZ area do not attend to the various complaints made by the residents with regard to the electrical and other fittings in Government accommodations including the new Hostel of the Ministry of External Affairs (Gole Market); and

(c) what action has been taken by Government on the various representations sent by the Residents' Welfare Associations of DIZ area to improve the public facilities in the area?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) No, Sir.

(b) All the complaints are being attended regularly.

(c) Improvement of public facilities like water supply, sewerage, strom water drains, widening of culverts, black topping of roads are in progress and/or have been completed. There is also a proposal to construct low walls for raising of lawns in the area.

Additional coverage of plots in Safdarjung area.

3284. PROF. C. LAKSHMANNA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that building bye-laws of the MCD were applicable to all the DDA constructions till the DDA

bye-laws 1983|unified building Bye-laws came into operation;

(b) whether it is a fact that these bye-laws as well as the Master Plan allow a coverage of 66-2|3 per cent in plots measuring between 100 to 200 square yards including the double storeyed flats constructed by DDA on 125|150 square yards plots under plotted development as district from group housing in the Safdarjung Area; and

(c) if so, what are the reasons for not permitting additional coverage of 6-2|3 per cent in all the DDA double storeyed flats in the Safdarjung Area?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) D.D.A. vide its resolution No. 229 dated 1.5.1965 adopted the building bye-laws of the local authority or its "Development Areas" & these remained in force till the New Building Bye-laws, 1983 came into force.

(b) and (c) Double storeyed flats constructed by D.D.A. on 125|150 sq. yds. plots in Safd. Development Area are based on the standard plans prepared by the D.D.A., on the basis of which the construction took place and the allotment was done to ground floor and first floor allottees separately as independent dwelling unit. In case of a plotted development, both the flats are owned by the same party.

Staircases in double Storyed flats in Safdarjung area, New Delhi

3285. PROF C. LAKSHMANNA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that as per the D.D.A. building bye-laws the minimum headway of staircase should be seven feet high;

(b) whether it is also a fact that this minimum headway has not been kept in the double storeyed flats built by D.D.A. in the Safdarjung Area; and

(c) if so, what steps Government are taking to rectify the defect?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) and (b) Yes, Sir.

(c) The position cannot be rectified unless the staircase is demolished which perhaps is not possible at this stage. However, in order to facilitate carrying house hold effects to the 1st floor, DDA had permitted conversion of the front chajja into a regular balcony in all areas where such houses have been constructed. The permission in case of Safdarjung Development Area had to be withdrawn due to counter representations from the ground floor allottees as well as litigations in the court.

Permission to convert chajja into balcony in colonies of Naraina East of Kailash Safdarjung D.D.A. flats, New Delhi

3286. PROF. C. LAKSHMANNA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that the welfare agencies|associations of D.D.A flats in Safdarjung Area|Naraina|East of Kailash were informed in June, 1978 that the Vice Chairman, D.D.A. has been pleased to allow conversion of window into a door and chajja into balcony, to the first floor allottees of these flats;

(b) whether it is also a fact that while permission is being granted on request for such conversions to allottees of first floor flats in Naraina and East of Kailash, such permission has been withheld subsequently for allottees of similar flats in Safdarjung area; and

(c) if so, what are the reasons for not granting permission to the allottees of first floor flats in the Safdarjung Area, also as stipulated in the circular mentioned above?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI DALBIR SINGH): (a) and (b) Yes, Sir.

(c) The permission was withdrawn due to counter representations from the ground floor allottees as well as litigations in the Court.